



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                          |                      | MARKET ADJUSTMENTS        |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                       |            |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|----------------------|---------------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|-----------------------|------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                     | MDL                  | EFF. AREA                 | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                       |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0900                     | 01                   | 2,367                     | 117.3942    | 139.41         | 329,983        | 2004        | 2009           | 0         | 0        | 0           | 6.00    | 94.00                  | VALUATION BY STANDARD |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2005 |                      |                           |             |                |                |             |                |           |          |             |         |                        | Heated Area: 1952     |            |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2005       |            |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70      |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE 30   |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 05                       | Quality Level 05     |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0100                     | SINGLE FAMILY        |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                |                          | MKT AREA             |                           |             |                |                |             |                |           |          |             |         |                        | 08                    |            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 8001.00                  |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA             | SUBAREA MARKET VALUE |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,952            | 100            | 1,952                    | 255,800              |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 620              | 55             | 341                      | 44,687               |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 224              | 30             | 67                       | 8,780                |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                         | 144              | 5              | 7                        | 917                  |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,940                    | 2,367                | 310,184                   |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                          |                      | 36401 BEANER LN, CALLAHAN |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | OB/XF CODE       | DESCRIPTION    | BLD                      | CAP                  | L                         | W           | UNITS          | UT             | Adj R       | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q       | % COND                 | OB/XF MKT VALUE       | NOTES      |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0811             | CONCRETE B     | 0                        | 100                  | 0                         | 0           | 933.00         | SF             | 5.20        | 5.20           | 100       | 2004     | 2004        | 3       | 86                     | 4,172                 |            |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0500             | FP-PRE FAB     | 0                        | 100                  | 0                         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2004     | 2004        | 3       | 89                     | 3,115                 |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 1242             | WD DECK A      | 0                        | 100                  | 18                        | 14          | 252.00         | SF             | 7.50        | 7.50           | 100       | 2005     | 2005        | 3       | 27                     | 510                   |            |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                           | 0510             | GARAGE WD-     | 0                        | 100                  | 24                        | 12          | 288.00         | SF             | 24.85       | 24.85          | 100       | 2005     | 2005        | 3       | 44                     | 3,149                 |            |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 10,946                                                                                                                          |                  |                |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP                  | R D                       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE             | ADJ UNIT PRICE        | LAND VALUE |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 000115           | C              | SFR ACRES                | 100                  | 0007                      | OR          | 0.00           | 0.00           | 2.00        | AC             |           | 1.00     | 1.00        | 1.00    | 30,000.00              | 30,000.00             | 60,000     |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS |                  |                |                          |                      |                           |             |                |                |             |                |           |          |             |         |                        |                       |            |  |  |  |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1786/0125         | 3/27/2012 | QC        | U   | I   | 11     | 100        |

GRANTOR: BACK WILLIAM HARRISON  
GRANTEE: BACK MELISSA FEE  
1215/0653 3/15/2004 WD U V 07 100  
GRANTOR: SILCOX JAMES H & TINA  
GRANTEE: BACK WILLIAM JR & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 N2 W6 S2 W1 PTO=[YR=2004] N12 W12 S12 E12\$ W30 S35 E12 FOP=[YR=2004] S8 E28 FGR=[YR=2004] S15 E20 N31 W20 S16\$ N8 W28\$ E28 N8 E20 N27\$ .